



**FARMERS  
BRANCH**

**ORDINANCE NUMBER 2109**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH,  
TEXAS, AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE OF THE CITY OF FARMERS BRANCH,  
TEXAS, AS HERETOFORE AMENDED; SO AS TO  
GRANT A SPECIFIC USE PERMIT FOR A NON DRIVE-  
IN RESTAURANT WITH OUTSIDE SALES WINDOW  
WITHIN THE LOCAL RETAIL-1 (LR-1) ZONING  
DISTRICT AND LOCATED AT THE NORTHWEST  
CORNER OF VALLEY VIEW LANE AND JOSEY LANE  
ON A 1.004 ACRE TRACT OF LAND, PROVIDING FOR  
CONDITIONS OF OPERATION; PROVIDING FOR  
INJUNCTIVE RELIEF; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR A PENALTY OF  
FINE NOT TO EXCEED THE SUM OF TWO THOUSAND  
(\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE  
RELIEF; AND PROVIDING AN EFFECTIVE DATE.**

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a non drive-in restaurant with outside sales window within the Local Retail-1 (LR-1) zoning district and located at the northwest corner of Valley View Lane and Josey Lane on a 1.004 acre tract of land.

SECTION 2. That the above described non drive-in restaurant shall be constructed in the manner setforth on the approved site plan attached as Exhibit "A", and provide further that:

- a. Permanent cross-access shall be maintained at all locations where driveways traverse abutting property lines.
- b. Should City sanitation service for this property ever be contracted, the dumpster enclosure as shown on the approved site plan shall be reoriented or modified as necessary, subject to Staff approval, to ensure that safe and efficient sanitation service can be provided.

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

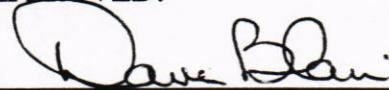
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, on this 22 day of February, 1993.  
1994

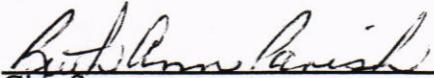
APPROVED:

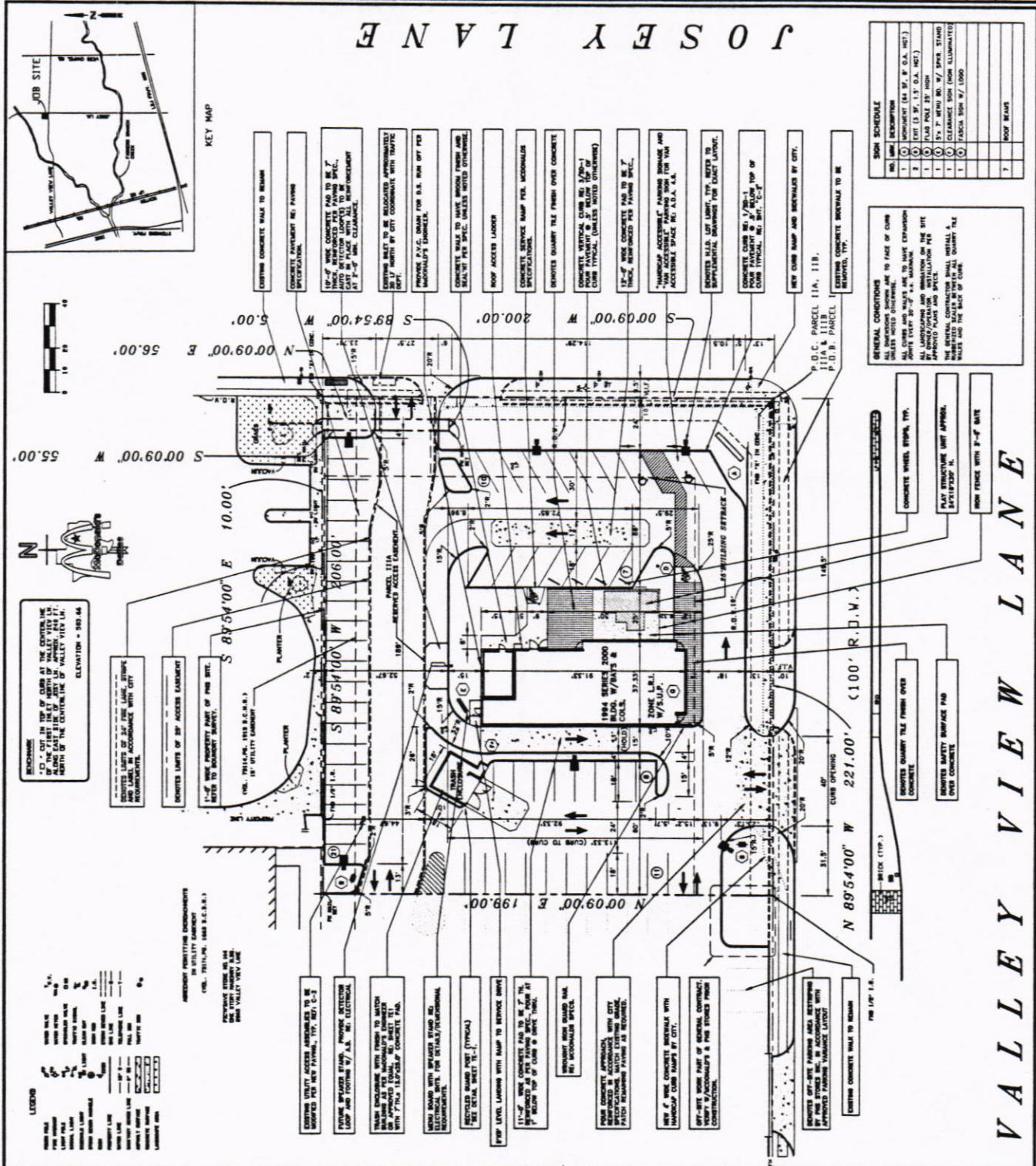
  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

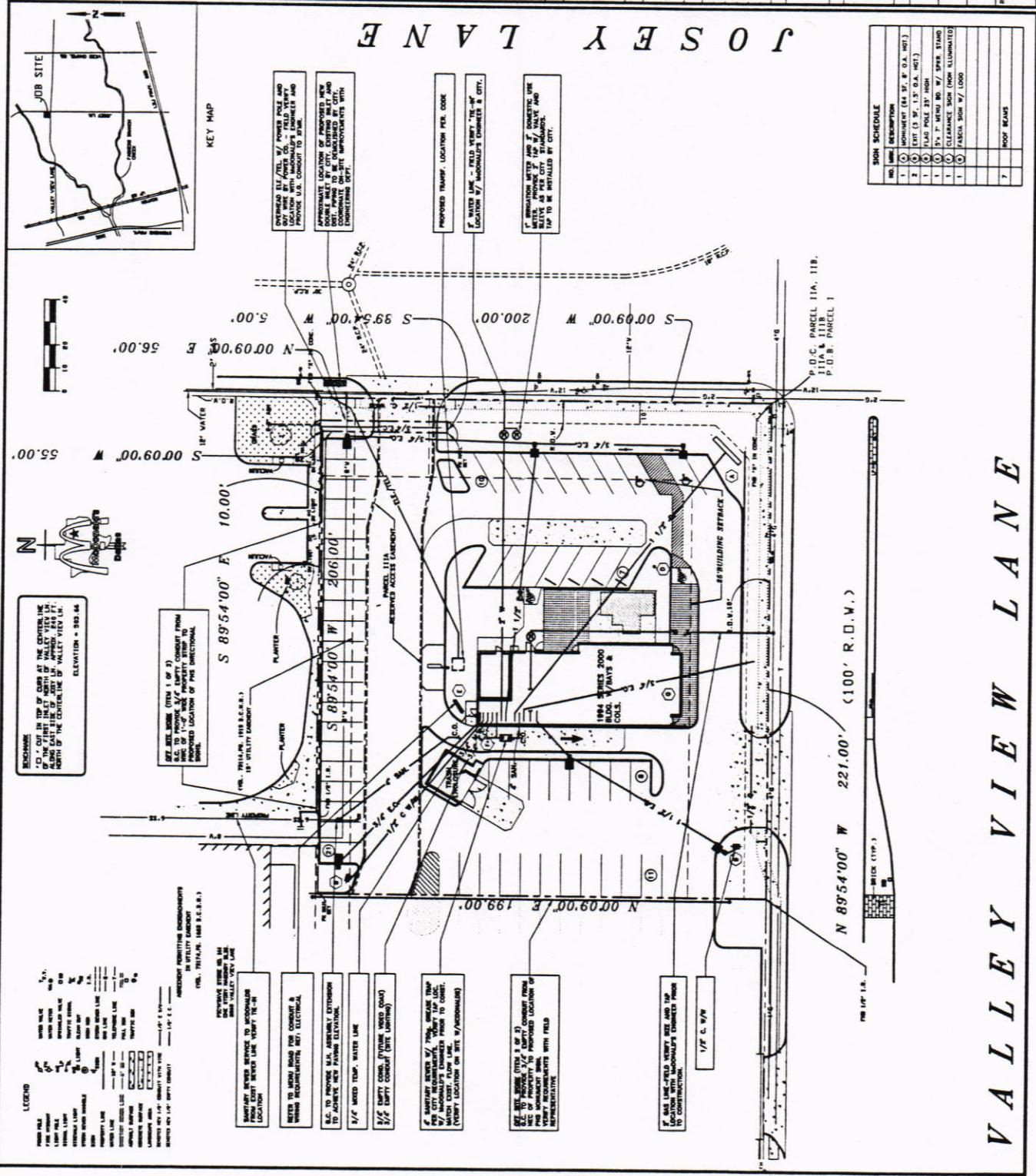
  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
Barbara Kanish  
City Secretary



PROJECT SUMMARY			
1. Identify the job we are doing at the location. Consider new names.			
2. Name, address of the client, who owns the land.			
3. If you don't own the land, name of the original contractor.			
4. If you have the number of the original contractor, enter here.			
5. Previous clients and/or information about the client.			
6. The contractor shall coordinate with all other contractors involved in the project, to insure coordination of work.			
7. Name of the original contractor.			
8. All other contractors involved in the project.			
9. Payment.			
10. Landmarks near the job site.			
11. Upcoming contracts planned to compete with the work.			
<p style="text-align: center;"><b>McDonald's</b></p>			
LOT LIGHTING INFORMATION		UTILITY INFORMATION	
LIGHTING SYSTEM TO BE USED: LOCATION OF STREET LIGHTS BASED ON STATE PLANNING COMMISSION'S RECOMMENDATION. ELEVATION (FT.) FROM GROUND LEVEL. (E.G. 10'-0" ABOVE GROUND)		SIZE TYPE LOCATION SANITARY SEWER WATER STORM SEWER ELECTRIC GAS	
WATER STORM SEWER ELECTRIC GAS		W SF E P W SF E P W SF E P W SF E P	
WATER STORM SEWER ELECTRIC GAS		UP SF E P SF E P SF E P SF E P SF E P	
WATER STORM SEWER ELECTRIC GAS		EXISTING ELEVATION (FT.) PROPOSED ELEVATION (FT.)	
WATER STORM SEWER ELECTRIC GAS		PLAN SCALE: 1" = 20'	
SURVEY INFORMATION			
RE SHEET 1-1			
LEGEND			
SANITARY SEWER	5	GAS	G
SANITARY SEWER	W	WATER	W
STORM SEWER	ST	STORM SEWER	SF
ELECTRIC	E	ELECTRIC	E
STREET ADDRESS			
JOSEY LANE & VALLEY VIEW LANE			
CITY FARMERS BRANCH TEXAS			
COUNTY DALLAS			
CORPORATE DIV. NO.			
421/262			
C-3			



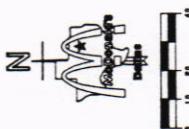
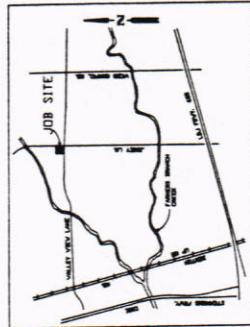
## LANDSCAPE LEGEND

PLANT SYMBOL	PLANT TYPE COTTON LATE	TRANSPLANT SIZE 10 PLANTS PER SQ. FT.	SPACINGS	REFERENCE
A	LATE COTTON	T-10 PLANTS TRANSPLANT AT 10 IN. X 10 IN. X 6 INCHES	STANDARD SPACING 10 FT. X 10 FT.	
.	SUBSIDIARY PLANT	T-10 PLANTS TRANSPLANT AT 10 IN. X 10 IN. X 6 INCHES	STANDARD SPACING 10 FT. X 10 FT.	
○	GENERAL PLANT	6' X 6' IN. X 4-5 INCHES	6' X 6' IN. X 4-5 INCHES	
○	SECONDARY PLANT	6' X 6' IN. X 4-5 INCHES	6' X 6' IN. X 4-5 INCHES	
○	PRIMARY PLANT	6' X 6' IN. X 4-5 INCHES	6' X 6' IN. X 4-5 INCHES	
○○○○○	ROCKING CHAIR DAMP BARRIER HOLLY	8' X 10' CONT CONT / 10' X 10'	8' OC	
○○○○○	ROCKING CHAIR COTTON LATE	10' X 10' CONT 10' X 10' X 6"	10' OC	
○○○○○	DAMP BARRIER COTTON LATE	10' X 10' CONT 10' X 10' X 6"	10' OC	
○○○○○	DAMP BARRIER DAMP BARRIER HOLLY	10' X 10' CONT 10' X 10' X 6"	10' OC	
○○○○○	DAMP BARRIER BARRIER, RD	10' X 10' CONT 10' X 10' X 6"	10' OC	
	INTERFACIAL WALL AND FLOOR			

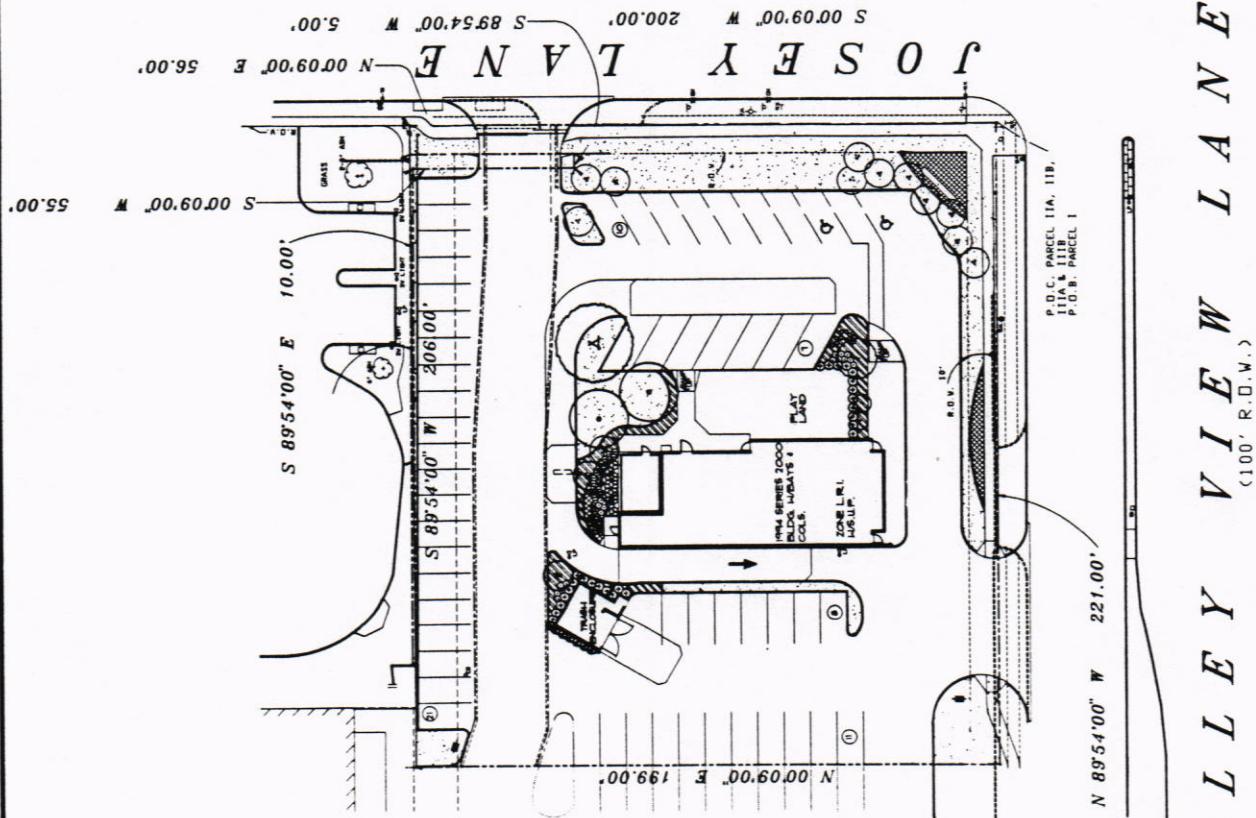
**NOTE: LANDSCAPE PLAN TO MEET CITY OF FARMERS BRANCH MUNICIPAL LANDSCAPE REGULATIONS**  
ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK  
ALL LANDSCAPED AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM

**NOTE: LANDSCAPE PLAN TO MEET CITY OF FARMERS BRANCH MUNICIPAL LANDSCAPE REGULATIONS**  
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KEY MAP

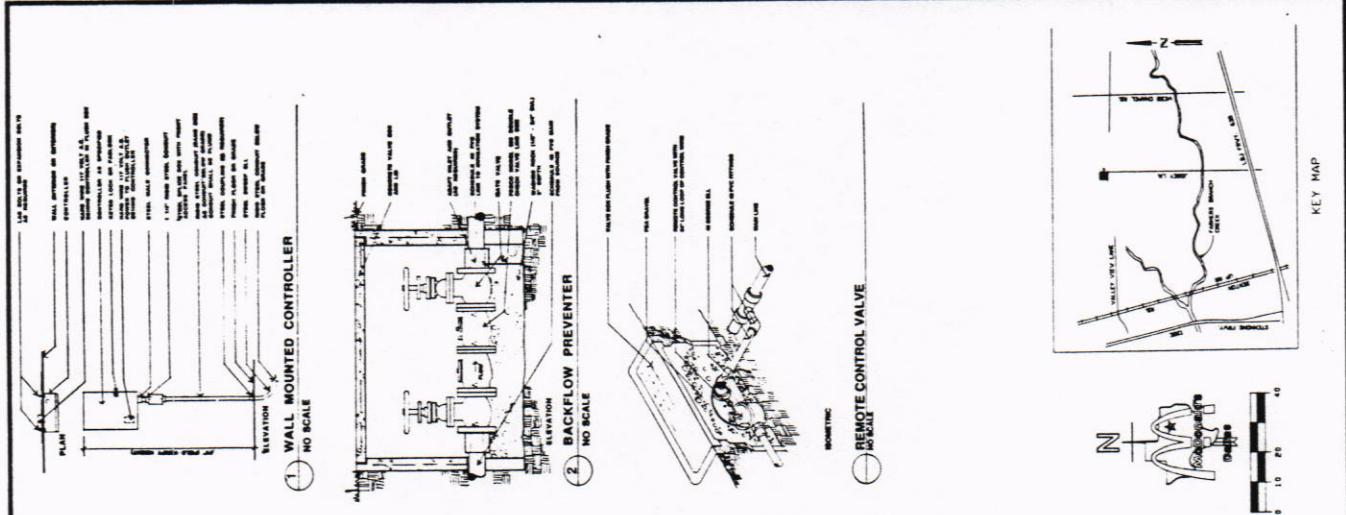


LA N E

W E I I

V A L L E Y

2B



42-1262  
CORPORATE UNIT, INC.  
L-2

KEY MAP

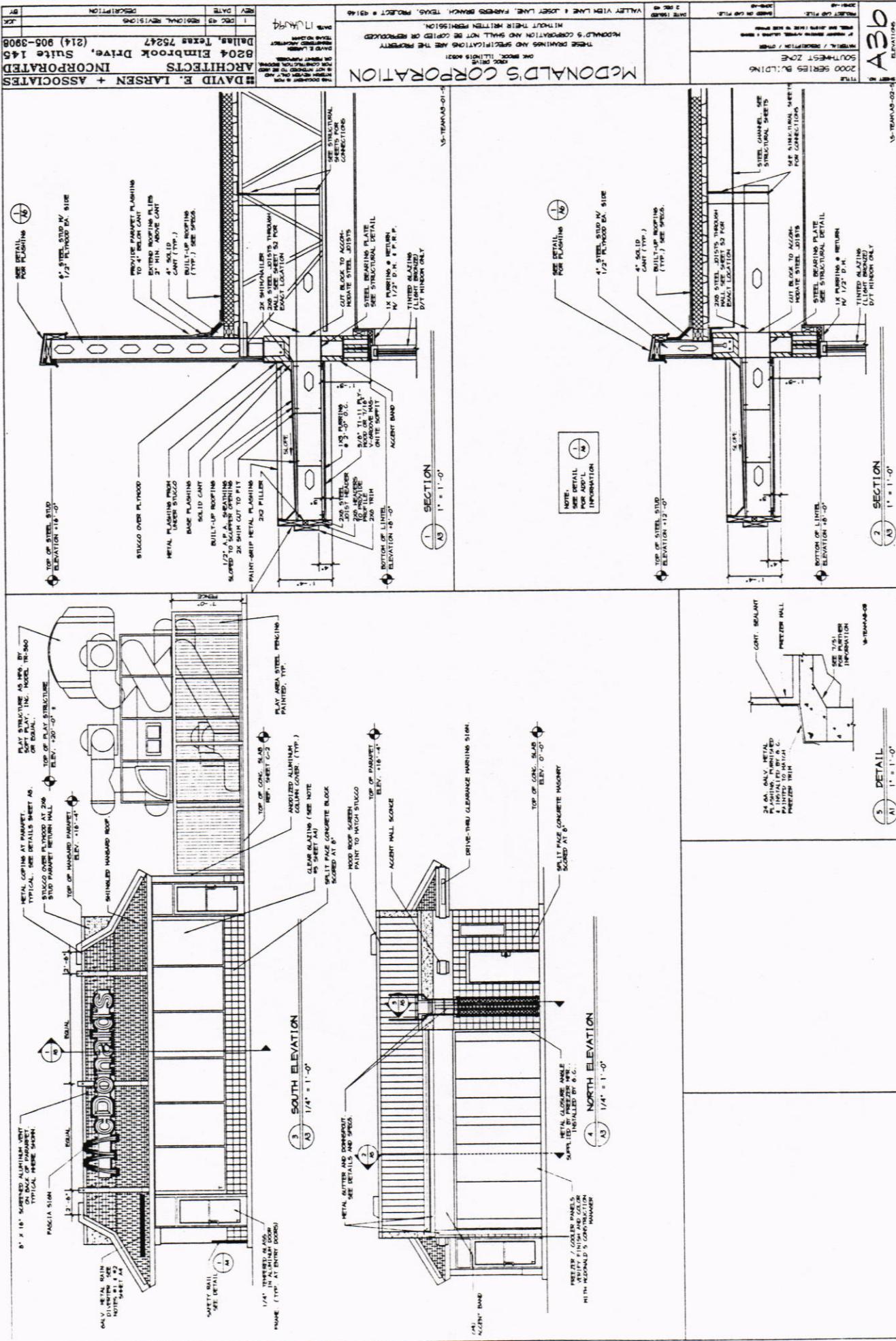
This architectural site plan illustrates a property boundary with dimensions and various features. The property is bounded by S 89°54'00" E 10.00' on the west, S 00.60.00 S 10.00' on the south, N 00.60.00 E 56.00' on the east, and S 00.60.00 W 200.00' on the north. The plan shows a main house with a garage, a swimming pool, and a detached play area labeled 'PLAY LAND'. A large grassy area is labeled 'GRASS'. A driveway leads to the garage. A note indicates 'NEW BUILDING STATION' with a circled '15'. A legend at the bottom right defines symbols for 'ASSEMBLY', 'ZONE LINE', 'H.S.U.P.', and 'W.D. 110V'.

L L E Y V I E W L A N E  
(100' R.D.M.)

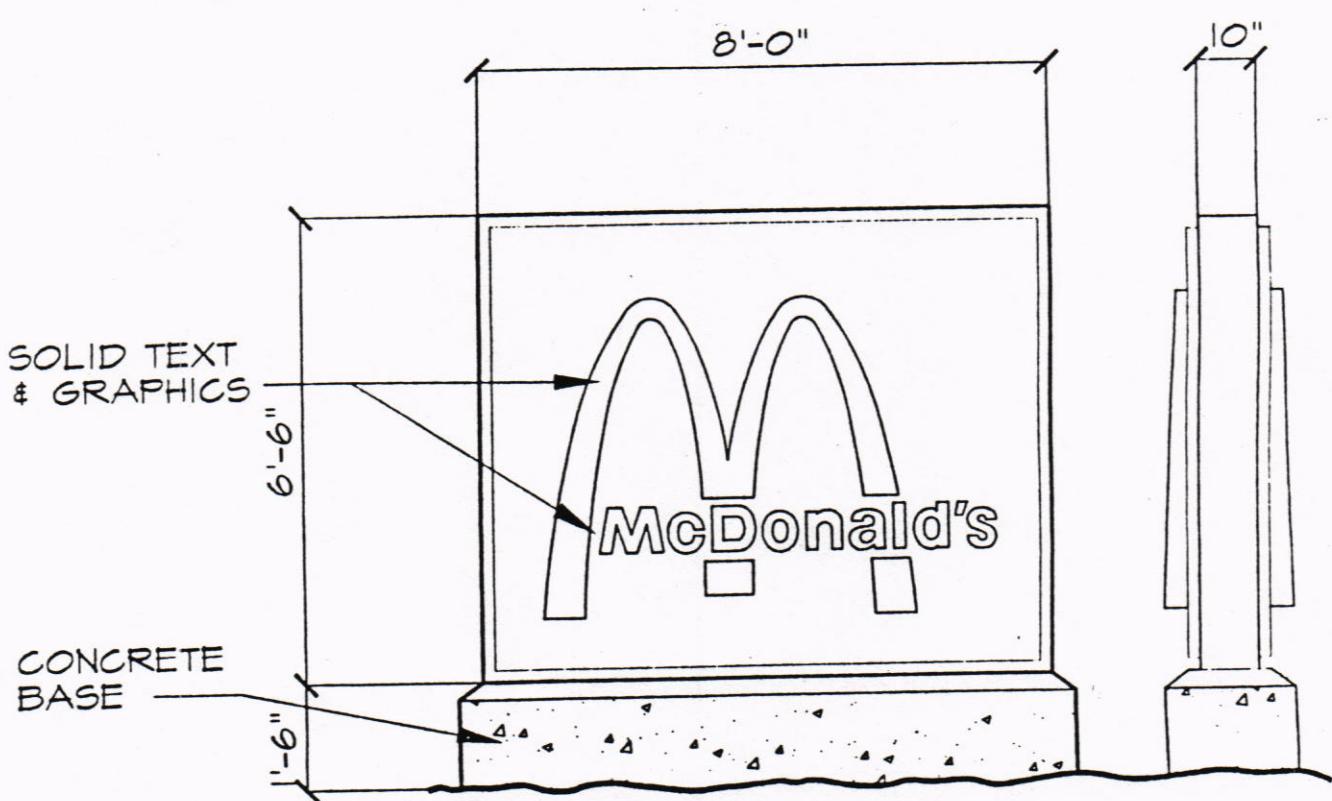
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2E



(3) ELEV. OF MONUMENT SIGN  
McDONALD'S  
INTERNAL LIT, FLUORESCENT TUBE

